

## 1813 65th St

1813 65th St, Brooklyn, NY 11204



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## 1813 65th St

\$39.00 /SF/YR

Former Office / Storefront Opportunity – Prime 65th Street Location

Well-located former office and storefront property with direct frontage on 65th Street, a major commercial corridor with approximately 22,255 vehicles per day and immediate access to the BQE via the 6th Avenue entrance/exit. The property benefits from exceptional street visibility and strong surrounding retail traffic.

The building is situated adjacent to Starbucks, located at the corner of 18th Avenue and 65th Street. Caddy-corner to the property are Chipotle, CityMD, and Five Below, with Target just one block away at the corner of 65th Street. Directly across the street are five banks, including Santander and Chase, further reinforcing the area's strong commercial presence.

The...

- Located in a high foot traffic area.
- Near many major chain stores
- Located a block away from public transportation N train and Bus Stop



Rental Rate:	\$39.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	21,750 SF
Year Built:	1966
Walk Score ®:	95 (Walker's Paradise)
Transit Score ®:	89 (Excellent Transit)
Rental Rate Mo:	\$3.25 /SF/MO

## 1st Floor Ste A

Space Available	1,400 SF
Rental Rate	\$39.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

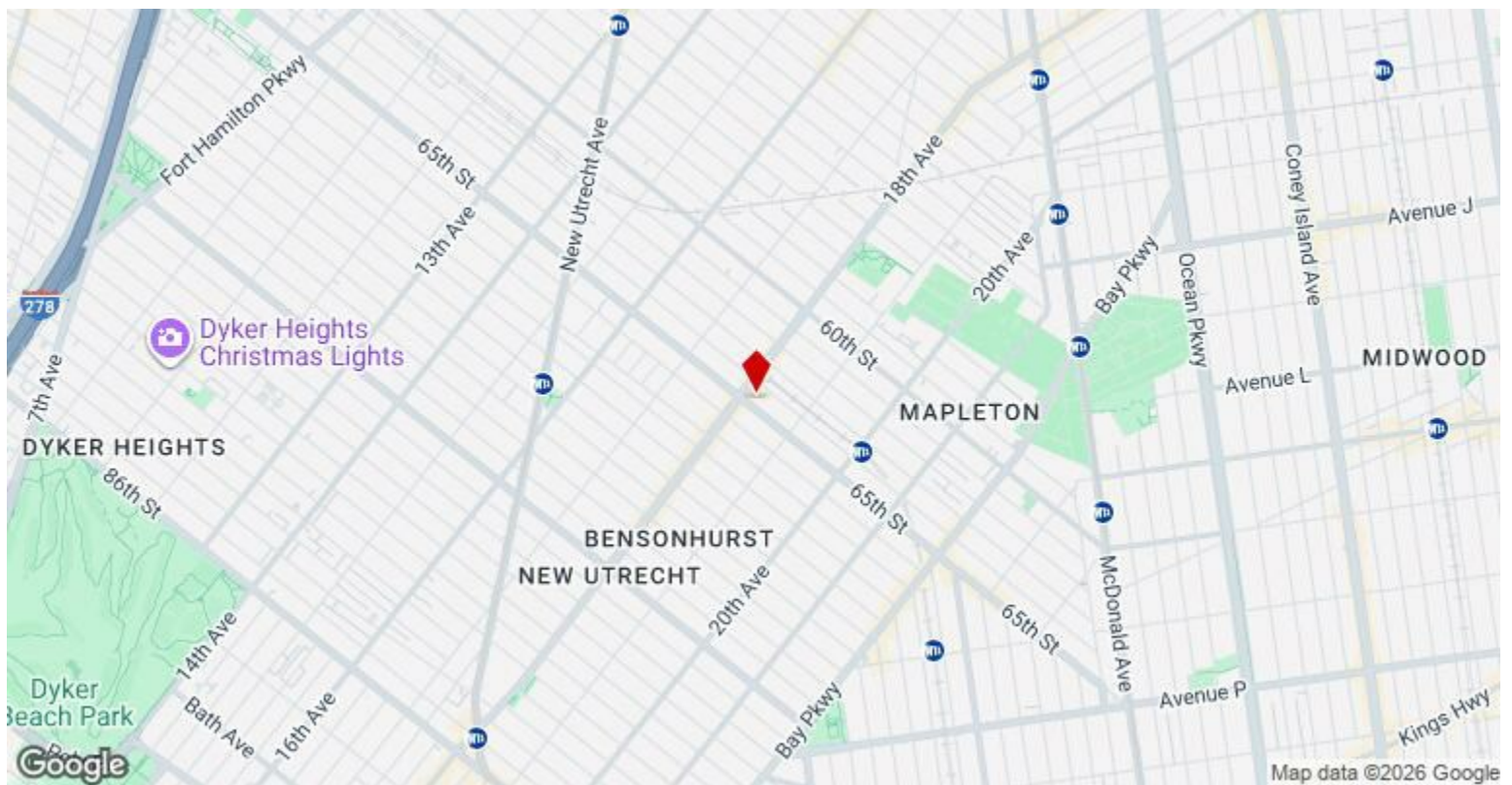
Prime Brooklyn Office Space—Now Leasing! This is a walk in space. These units are located near a Starbucks and a variety of restaurants. It is also located near 18 Avenue Subway station and multiple bus stops allowing for ease of access to public transportation. Units A and B can be lease separately or together. If lease separately, each space will be lease for \$5,500 per month. If combined and leased together, they may be leased for \$9,500 per month. The closest subway line is the 18 AV subway, approximately a 6 minute walk away. The 71st St subway is roughly a 13 minute walk away. The B6 bus line is also within walking distance.

## 1st Floor Ste B

Space Available	1,500 SF
Rental Rate	\$39.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

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The property features a single entrance on 65th Street and offers:

One office space of approximately 1,400 SF

A second office space of approximately 1,500 SF

Spaces may be leased together or separately.

The property is available immediately, clean, and well maintained. Each entrance is secured with an overhead gate, providing additional security.